



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-239 - (5)
CONDITIONAL USE PERMIT

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| RPC CONSET DATE | CONTINUE TO |
| AGENDA ITEM | |
| PUBLIC HEARING DATE December 17, 2003 | |

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|--|------------------------------------|----------------------------------|---|---|--------------------------------------|--|--|
| APPLICANT John Laing Homes | | OWNER John Laing Homes | | REPRESENTATIVE Sikand Engineering | | | |
| REQUEST Conditional Use Permit: To authorize the operation and the development of a private neighborhood recreation facility for a planned residential development in the RPD-5,000-6.2U. | | | | | | | |
| LOCATION/ADDRESS located on the south side of Edgely Lane between Sidani Lane and Heller Circle | | | ZONED DISTRICT Sand Canyon | | | | |
| ACCESS Sidani Lane | | | COMMUNITY Bouquet Canyon | | | | |
| | | | EXISTING ZONING RPD-5,000-6.2U (Residential Planned Development-5,000 sq. ft. required area-6.2 units per acre) | | | | |
| SIZE 0.35 Acre | EXISTING LAND USE Vacant | | SHAPE Irregular | | TOPOGRAPHY Relatively flat | | |
| SURROUNDING LAND USES & ZONING | | | | | | | |
| North: Single-Family Residences (under construction)/Vacant Properties/RPD-5,000-6.2U | | | East: Single-Family Residences (under construction)/Vacant Properties/RPD-5,000-6.2U | | | | |
| South: Single-Family Residences (under construction)/Vacant Properties/RPD-5,000-6.2U | | | West: Single-Family Residences (under construction)/Vacant Properties/RPD-5,000-6.2U | | | | |
| GENERAL PLAN | | DESIGNATION | | MAXIMUM DENSITY | CONSISTENCY | | |
| Santa Clarita Valley Area Plan | | Urban 3 (6.7 to 15 du/acre) | | N/A | N/A | | |
| ENVIRONMENTAL STATUS Negative Declaration pursuant to the California Environmental Quality Act and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines. | | | | | | | |
| DESCRIPTION OF SITE PLAN The subject property is irregular in shape, with flat topography. The applicant's site plan depicts the 0.35-acre subject property with a recreation facility consists of a pool, spa, a wading pool and a 592 square foot accessory building with restrooms and equipment room. The applicant is providing three parking spaces (2 standard and 1 handicapped) for the facility. The facility will be surrounded by a 5-foot tubular fence. Access to the pool area is via gate from Sidani Lane. | | | | | | | |
| The KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permits burden of proof requirements.Satisfaction of Section 22.52, Part 1 of the Los Angeles County Code, Conditional Use Permit development standards.The facility will be maintain and operate by a homeowners association.The subject property is part of an approved Tentative Tract 46018, the subdivision was approved 1,298 single family lots and 1,202 attached condominium units on 603 acres.The subject property consists of three single-family lots of Tract 46018 (Lots 71-73 of TR46018-01). <i>(If more space is required, use opposite side)</i> | | | | | | | |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

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| STAFF CONTACT PERSON | | |
| RPC HEARING DATE (S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING) | | |
| SPEAKERS* (O) (F) | PETITIONS (O) (F) | LETTERS (O) (F) |

**(O) = Opponents (F) = In Favor*